

Chapter 10

Land Use Planning and Consistency

10.1 Affected Environment

This section describes the regulatory and physical environmental setting for land use planning and consistency, as well as existing land uses within the Plan Area. There are no tribal plans available that pertain to land use in the Plan Area; therefore, tribal plans are not discussed.

10.1.1 Regulatory Setting

Federal

The United States Bureau of Land Management (BLM)) owns approximately 1,320 acres within the Plan Area (Figure 10-1). BLM completed a draft resource management plan (RMP) in 1990, and the final Record of Decision was completed in June 1993. The BLM Redding Field Office has no plans to update the RMP at this time (Cook pers. comm.). The existing RMP is a 15-year strategy for where and how BLM will administer public lands within the Redding resource area, which includes Butte County. The RMP has allowed for shifts in BLM public land ownership patterns of scattered parcels to combine into larger aggregates of accessible and useful public lands. The majority of land sales, exchanges, and interjurisdictional transfers between other agencies and organizations have taken place in Tehama and Trinity Counties. The goal of the RMP is to ensure that land sales, exchanges, and transfers meet BLM's long-term objectives for land preservation.

State

The State of California manages significant land resources in the Plan Area through a variety of planning documents. State-owned lands (Figure 10-1), include the Lake Oroville State Recreation Area (42,000 acres total, of which 4,060 acres are within the Plan Area), Thermalito Forebay/Afterbay (5,230 acres), Oroville Wildlife Area (5,500 acres), Gray Lodge Wildlife Area (8,375 acres), Table Mountain Ecological Reserve (3,500 acres), Sacramento River Wildlife Area (approximately 500 acres), Upper Butte Basin Wildlife Area Little Dry Creek Unit (3,762 acres), Llano Seco Unit (1,521 acres), Stone Ridge Ecological Reserve (752 acres), Butte Creek Ecological Reserve (500 acres), several thousand acres of conservation easements and many miles of rivers and streams. Plans for state-owned lands include those listed below.

- The State wildlife areas have management plans that specify the purpose for which the land was acquired and how it will be managed for the passive use and enjoyment of the public for identified recreational purposes compatible with supporting activities that benefit wildlife and habitat.
- The State ecological reserves are designated at the time of purchase for the management of specific resources, including, but not limited to, wildlife, rare plants, aquatic or other sensitive habitat, and may specify limited allowable public access or uses.

- The Lake Oroville State Recreation Area General Plan addresses resource management, site development, and the provision of recreational facilities at the Lake Oroville State Recreation Area by the State Parks Department.
- The State Water Plan Update of 2009 addresses land use, planning, and operations management by DWR for the SWP, which includes the Thermalito Forebay/Afterbay.

Local

This section presents the Local Agencies' general and specific plans, as well as the Butte County Airport Land Use Compatibility Plan (ALUCP). The BRCP would not supersede any of these plans; rather, it would facilitate their implementation by providing incidental take permit coverage for planned land uses.

Butte County General Plan 2030

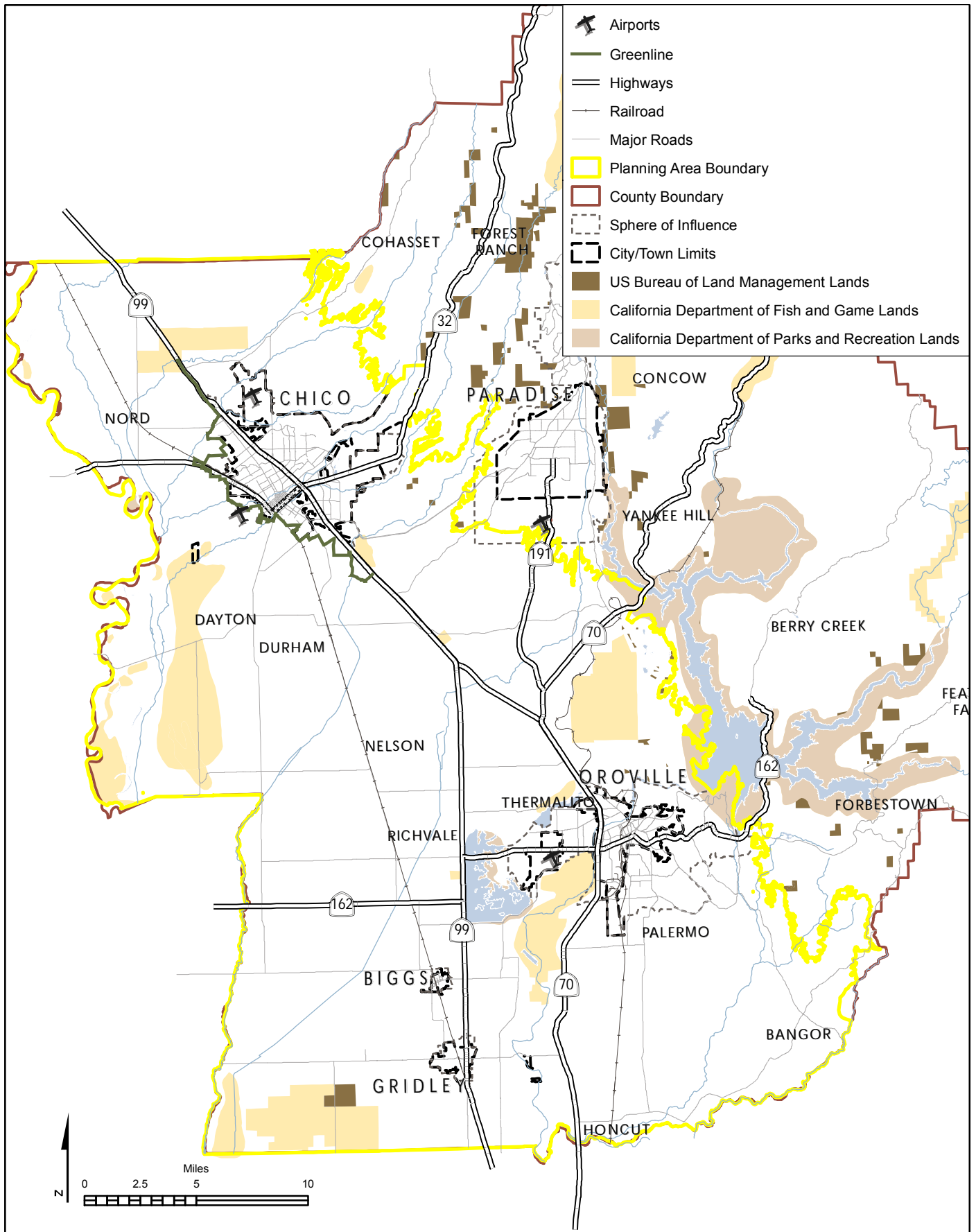
The County adopted General Plan 2030 in October 2010 and amended it in November 2012; it covers a planning period through 2030. General Plan 2030's objectives are outlined in its Guiding Principles, which address the following topics: cooperative planning; balancing growth, urban development, and housing; context-sensitive rural development; airport land use planning; multi-modal circulation; sustainability; natural resources and environment; water resources; agriculture; equitable economic development; recreation; cultural resources; public health and safety; and public services.

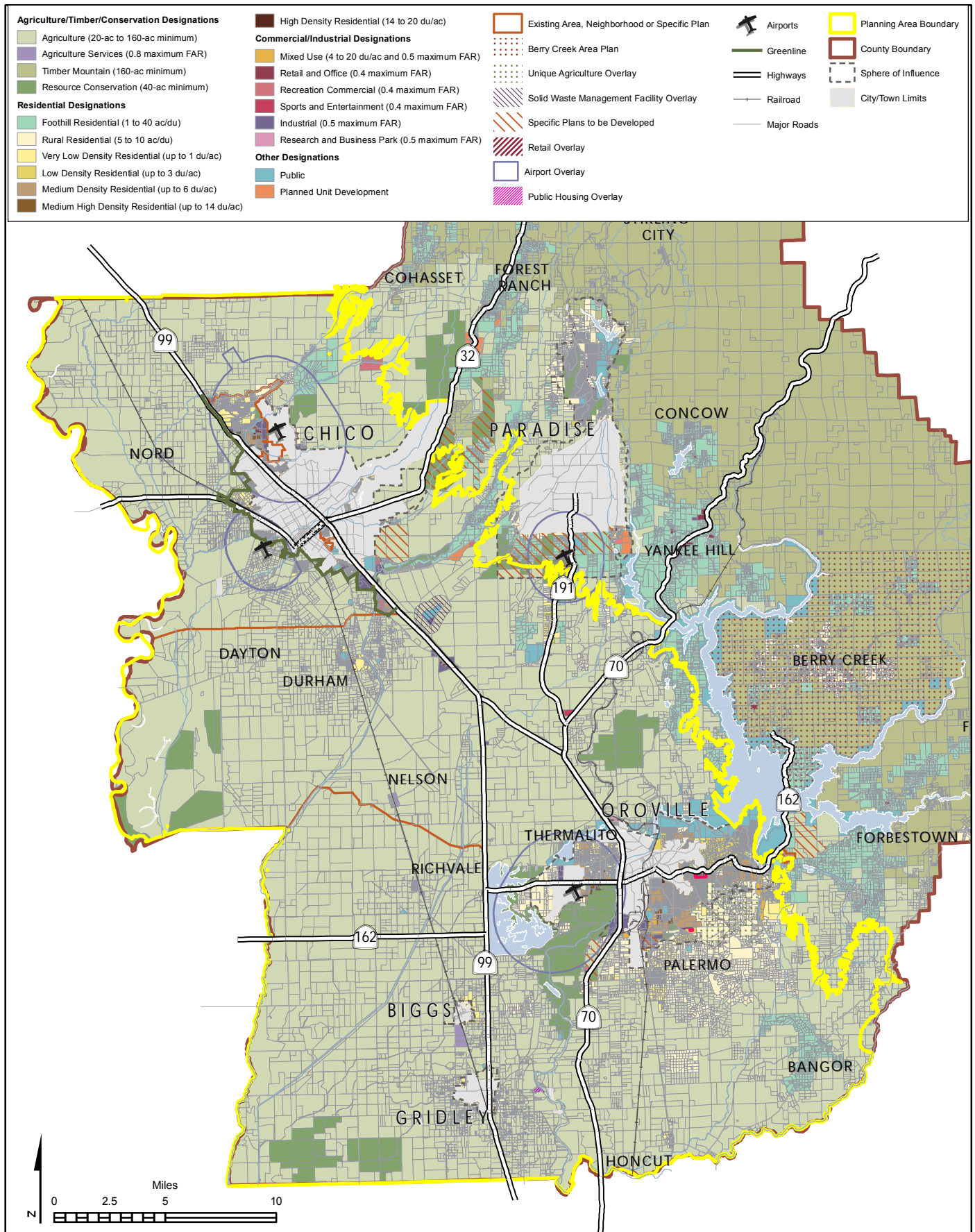
The General Plan 2030 land use map is shown in Figure 10-2. General Plan land use designations are countywide and extend beyond the Plan Area, but they only apply to unincorporated land in the County. General Plan 2030 also includes the Chico Area Greenline, which acts as an urban growth boundary just outside the western Chico city limits. The Chico Area Greenline is also shown in Figure 10-2.

The land use designations described in General Plan 2030 establish the types and intensity or density of uses allowed on each parcel. Standards of building intensity for non-residential uses are stated as maximum floor-area ratios (FAR) based on gross acreage. FAR is a ratio of the gross building square footage permitted on a lot to the gross square footage of the lot. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area (e.g. a two-story building with 100% of lot coverage, or a four-story building with 50% lot coverage), and a FAR of 0.4 would allow 4,000 square feet of floor area.

The land use designations for General Plan 2030 include the following:

- **Agriculture.** This designation allows the cultivation, harvest, storage, processing, sale, and distribution of all plant crops, as well as livestock grazing, animal husbandry, intense animal uses, and animal matter processing. Residential uses are limited to one single-family home and one secondary unit per parcel, as well as farm labor housing. The minimum parcel size ranges from 20 to 160 acres.
- **Agriculture Services.** This designation allows all agricultural uses described above, as well as agriculture-related services that are complementary to existing agricultural uses, including industrial uses such as processing facilities, commercial uses such as agricultural equipment





sales, and technologies that use agricultural byproducts. This designation allows a maximum FAR of 0.8.

- **Timber Mountain.** This designation allows forest management and the harvesting and processing of forest products. Residential uses are limited to one single-family home per parcel. The minimum parcel size is 160 acres.
- **Resource Conservation.** This designation allows natural, wilderness, and study areas, as well as limited recreational and commercial recreational uses. Residential uses are limited to one single-family home per parcel, except in the North Chico Specific Plan area, where residential uses in the Resource Conservation designation are prohibited. The minimum parcel size is 40 acres.
- **Foothill Residential.** This designation allows single-family homes at rural densities of 1 to 40 acres per dwelling unit, depending on the zoning.
- **Rural Residential.** This designation allows single-family homes at rural densities of 1 dwelling unit per 5 acres or more (up to 0.2 units per acre).
- **Very Low Density Residential.** This designation allows single-family homes at densities up to 1 dwelling unit per acre.
- **Low Density Residential.** This designation allows single-family homes at densities up to 3 dwelling units per acre.
- **Medium Density Residential.** This designation allows detached and attached single-family homes at densities up to 6 dwelling units per acre.
- **Medium High Density Residential.** This designation allows detached and attached single-family homes, duplexes, townhomes, condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes, at densities up to 14 dwelling units per acre.
- **High Density Residential.** This designation allows higher-density urban residential uses, including townhomes, condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes, at densities of 14 to 20 dwelling units per acre.
- **Very High Density Residential.** This designation allows high-density urban residential uses, including townhomes, condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes, at densities of 20 to 30 dwelling units per acre. This designation is not applied to any parcels in the county in the General Plan 2030 land use map, but may be applied through General Plan Amendments in the future.
- **Mixed Use.** This designation allows mixed but compatible uses in close proximity to each other, including residential, retail, service, lodging, and office uses. This designation allows 4 to 20 dwelling units per acre and a maximum FAR of 0.5.
- **Retail and Office.** This designation allows structures and activities providing a full range of merchandise and services to the general public, as well as professional/office uses. Residential uses are allowed when it can be shown that such uses will be operated in conjunction with a commercial use. This designation allows for a maximum FAR of 0.4.
- **Recreation Commercial.** This designation allows recreation and tourism-related uses. This designation allows for a maximum FAR of 0.4.

- **Sports and Entertainment.** This designation allows sports and entertainment uses as primary uses, including sports facilities, golf courses, theaters, and amphitheaters, as well as a range of related commercial uses that are compatible with the primary uses. The related uses may include localized retail, commercial retail, and service establishments. This designation allows for a maximum FAR of 0.4.
- **Industrial.** This designation allows the processing, manufacturing, assembly, packaging, storage, and distribution of goods and commodities. It also allows for warehouses, storage, logistics centers, trucking terminals, and railroad facilities. This designation allows for a maximum FAR of 0.5.
- **Research and Business Park.** This designation allows office, research, and technology-related uses, and is intended to promote green industry. This designation allows for a maximum FAR of 0.5.
- **Public.** This designation allows large facilities owned and operated by government agencies, including schools, colleges, airports, dams and reservoirs, disposal sites, recreation facilities, conservation areas, fire stations, and other government buildings and property. It also allows quasi-public uses such as churches, hospitals, private schools, day cares, cemeteries, and educational and institutional uses.
- **Planned Unit Development.** This designation identifies future developments that will be considered under a Planned Unit Development application.
- **Berry Creek Area Plan Overlay.** This overlay designation calls for the development of an Area Plan for the Berry Creek area by the Berry Creek community. The Plan will include rural residential, retail, public, and agricultural uses. Until an Area Plan is adopted, any development within this area is subject to the underlying land use designations.
- **Specific Plans to be Developed Overlay.** This overlay applies to areas that are expected to be developed under a specific plan. Each specific plan will be intended to implement the vision identified in the general plan. Until a specific plan is adopted, any development within this area is subject to the underlying land use designations.
- **Unique Agriculture Overlay.** This overlay designation allows agricultural support and specialty agriculture uses either by right or under discretionary permit, regardless of whether such uses are allowed in the underlying Agriculture, Rural Residential, or Foothill Residential designation, as a means to protect and promote small-scale agriculture. Allowed uses include wineries, roadside stands, farm-based tourism, bed and breakfasts, and ancillary restaurants and/or stores, as well as the uses allowed by the underlying designation.
- **Retail Overlay.** This overlay allows retail, service, or office uses, in addition to the uses allowed in the underlying designation.
- **Solid Waste Management Facility Overlay.** This overlay allows uses that are accessory and/or related to solid waste and/or septage disposal, as well as uses that are compatible with landfill operations. Compatible uses do not involve on-going occupation by people; are not bothered by the visual, noise, odor, and traffic issues associated with the landfill; and have their own visual, noise, odor, and traffic issues that are not desired elsewhere.
- **Airport Overlay.** This overlay pertains to areas that are within Airport Land Use Compatibility Zones and are subject to additional restrictions under the Butte County Airport Land Use Compatibility Plan.

- **Deer Herd Migration Area Overlay.** This overlay includes Winter and Critical Winter deer herd migration areas. The Winter Deer Herd Migration Area Overlay requires a minimum lot size of 20 acres, and the Critical Winter Deer Herd Migration Area Overlay requires a minimum lot size of 40 acres. This overlay designation is shown in Figure 10-3.
- **Public Housing Overlay.** This overlay is intended to support the continued operation of existing public housing facilities and those facilities under the direct ownership, operation, control, or oversight of a governmental or quasi-governmental agency. This overlay is also intended to support the implementation of the County's Housing Element and to support the County's agricultural labor, special needs, and low- and moderate-income housing communities. This overlay may be combined with the "Public" base zone.
- **Military Airspace Overlay.** This overlay pertains to areas that are located within the Military Operations Areas (MOAs). The MOAs are comprised of a three-dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude).

Butte County Airport Land Use Compatibility Plan

On December 20, 2000, the Butte County Airport Land Use Commission (ALUC) adopted the Butte County ALUCP, although it was not adopted by the Board of Supervisors. It establishes procedures and criteria for the ALUC to review proposed land use development and affected municipalities for compatibility with airport activity. State law requires public access airports to develop comprehensive land use plans, designating airport vicinity land use and clear zones. Such plans are to be adopted by the County's ALUC, which includes two members appointed by the municipalities, two members appointed by the airport managers, two members appointed by the County Board of Supervisors, and one member from the public-at-large appointed by the ALUC.

The Butte County ALUCP is distinct from airport master plans, which address planning issues within a specific airport. The purpose of a compatibility plan is to ensure that incompatible development does not occur on lands surrounding the airport. The 2000 ALUCP encompasses the four largest airports in the county: Chico Municipal Airport, Oroville Municipal Airport, Paradise Skypark Airport, and Ranchoero Airport. Figure 10-4 displays the Butte County Airport Land Use Compatibility Zones.

City General Plans

There are four incorporated cities within the Plan Area: Biggs, Chico, Gridley, and Oroville. Each city has adopted a general plan guiding development within its limits and larger Plan Area. The following discussion briefly summarizes the provisions of each city general plan.

City of Biggs

The City of Biggs adopted its current General Plan in November 1998 and is currently in the process of preparing an updated General Plan and environmental review of that plan. The 1998 General Plan covers a planning period through 2015. The Plan prescribes land uses for the area within the city limits and Sphere of Influence (SOI), which was last adjusted by the Butte Local Agency Formation Commission (LAFCO) in 1994. A primary land use goal of the general plan is to "maintain and promote the qualities which make Biggs a desirable community." In addition, economic development is a guiding principle throughout the 1998 Biggs General Plan.

The general plan land use map is shown in Figure 10-5, and it includes the following land use designations:

- **Low Density Residential.** This designation allows single-family homes at densities of 2 to 6 dwelling units per acre.
- **Medium Density Residential.** This designation permits single-family homes, duplexes, triplexes, and fourplexes at densities of 6 to 14 dwelling units per acre.
- **High Density Residential.** This designation permits a range of dwelling unit types at densities of 6 to 20 dwelling units per acre.
- **Commercial.** This designation permits commercial uses, including retail, office, and other commercial services. Residential uses may also be permitted under this designation.
- **Industrial Light.** This designation permits light industrial uses. Commercial uses may also be permitted under this designation.
- **Heavy Industrial.** This designation permits heavy industrial uses such as agricultural processing and heavy manufacturing.
- **Public.** This designation allows public uses such as schools, parks, libraries, utility infrastructure, and police stations.
- **Rail.** This designation is for the Union Pacific Railroad corridor. Development is not permitted within this corridor.

As noted above, the City of Biggs is currently pursuing an update to its General Plan and an amendment to its SOI boundary. One of the goals of the General Plan Update is to increase retail, industrial, and office uses to increase employment opportunities (Friend pers. comm.).

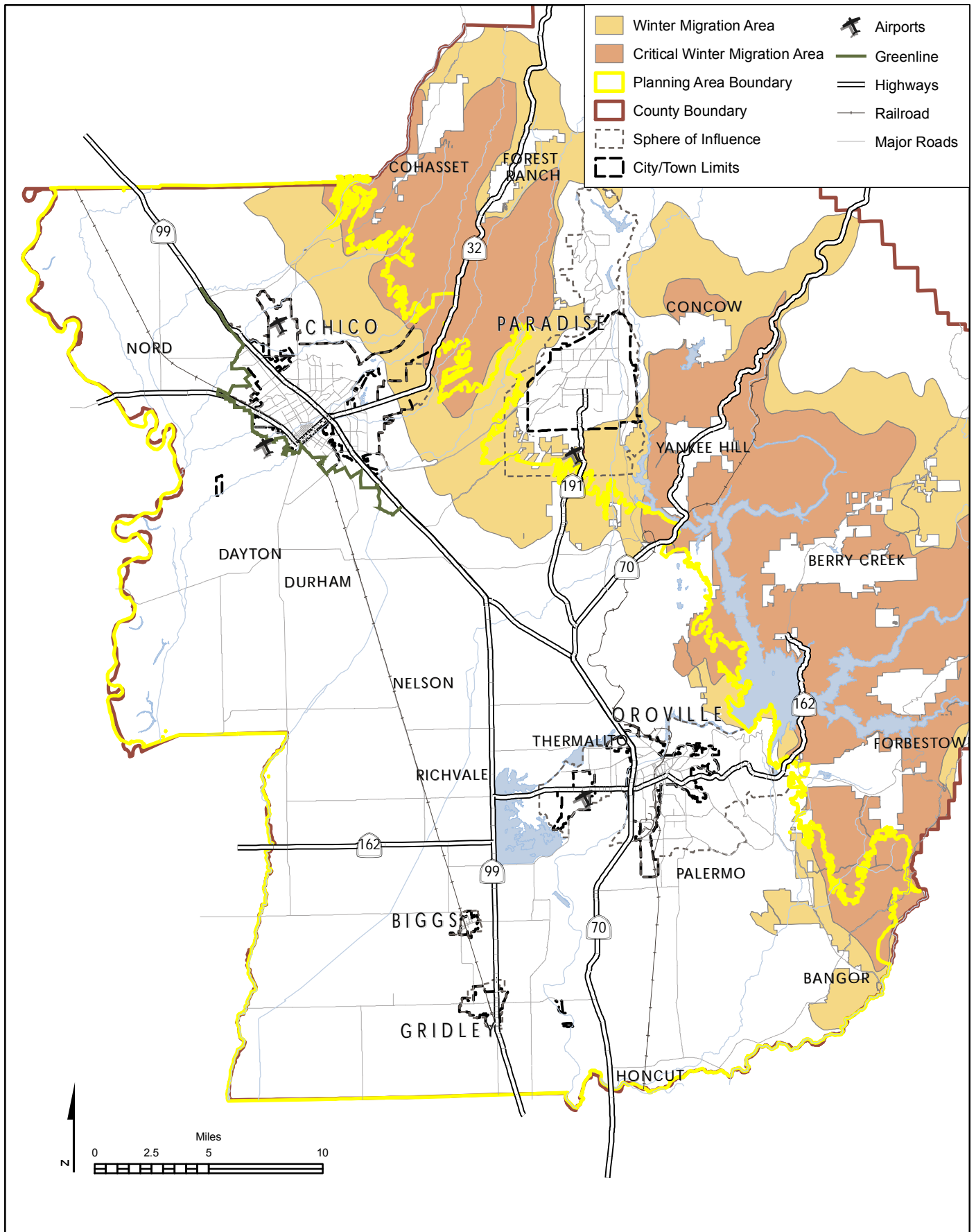
The City released a preferred land use alternative for its General Plan Update on June 22, 2009, which is shown in Figure 10-6. The preferred land use alternative establishes land use designations for parcels within the city limits and within the larger Plan Area for the General Plan Update. The preferred land use alternative adds a Downtown Mixed Use designation within the city limits and designates Commercial, Mixed Use, High Density Residential, and Light Industrial in areas outside the existing city limits along B Street and Highway 99. The preferred land use alternative also designates other land beyond the existing city limits for Agriculture, Agriculture Commercial, and Agriculture Industrial.

City of Chico

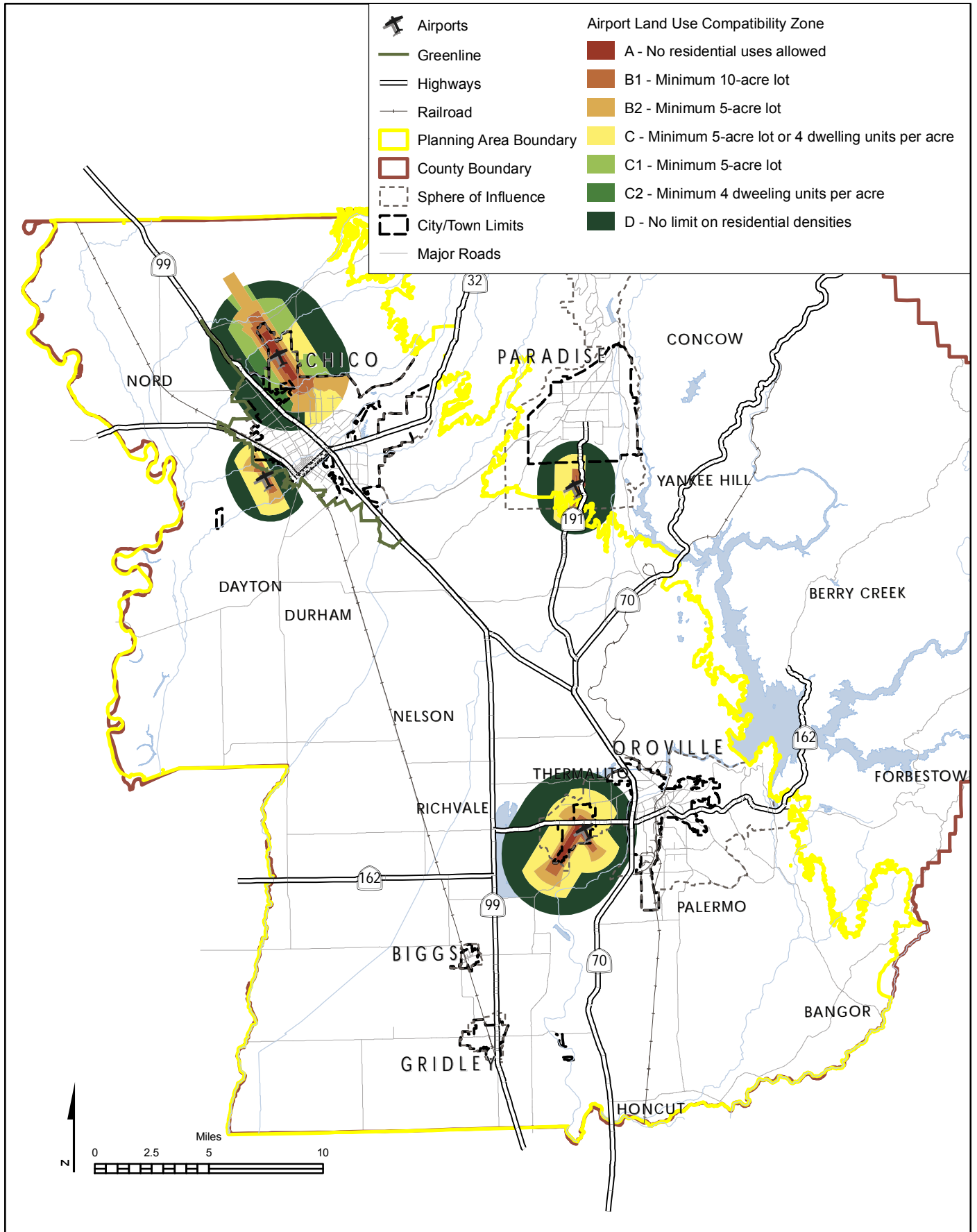
The City of Chico adopted its current General Plan in April 2010. The Plan's guiding policies are to promote orderly and balanced growth, conserve and protect resources, support a strong local economy, reinforce the unique identity of Chico, foster complete neighborhoods, promote a multi-modal transportation system, encourage sustainability, and facilitate a healthy community. The general plan's horizon year is 2030 and plans for land use for areas within the SOI.

The Chico General Plan land use map is shown in Figure 10-7 and includes the following land use designations:

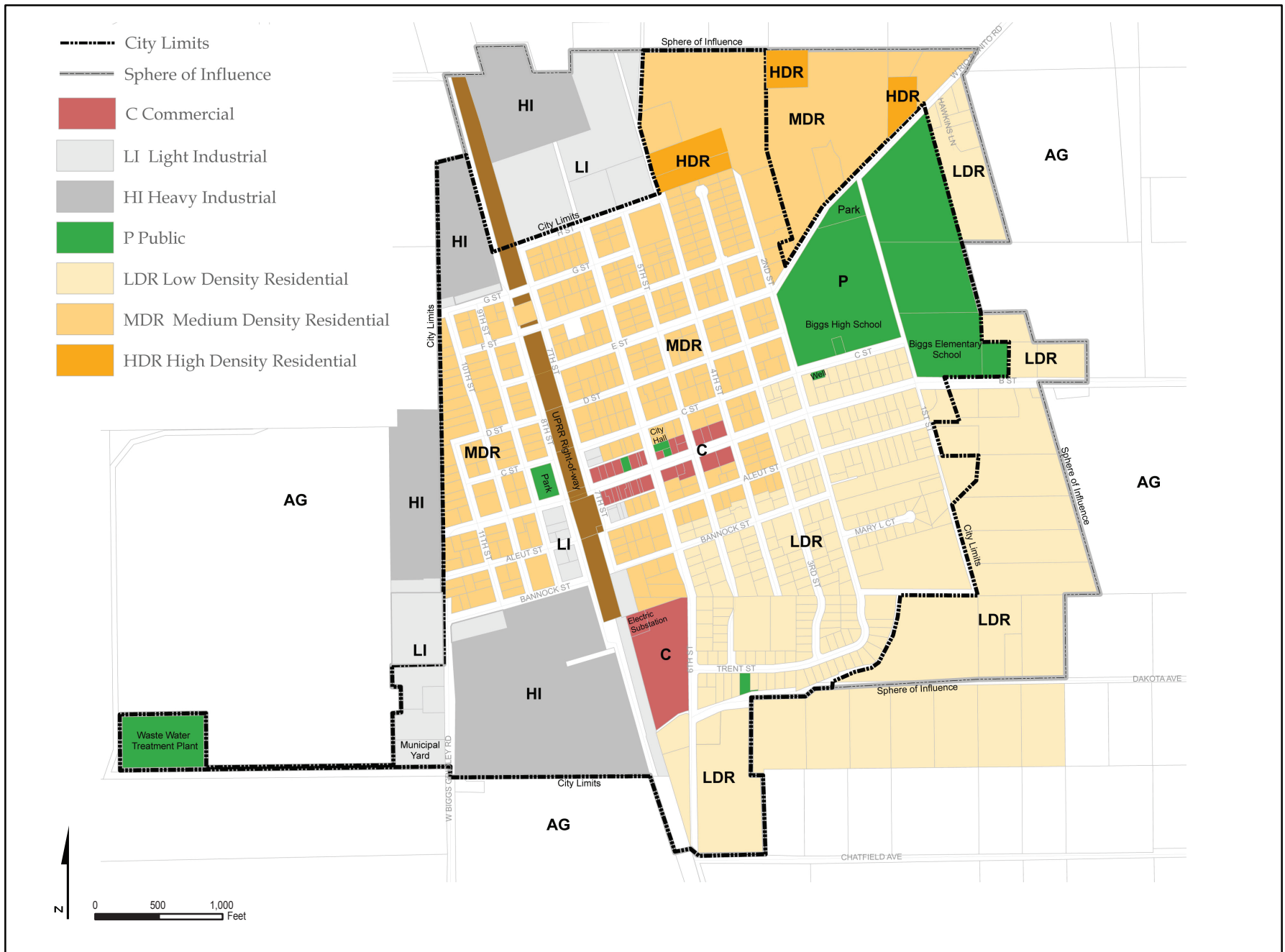
- **Primary Open Space.** This designation protects sensitive habitats in perpetuity.
- **Secondary Open Space.** This designation permits recreational uses.

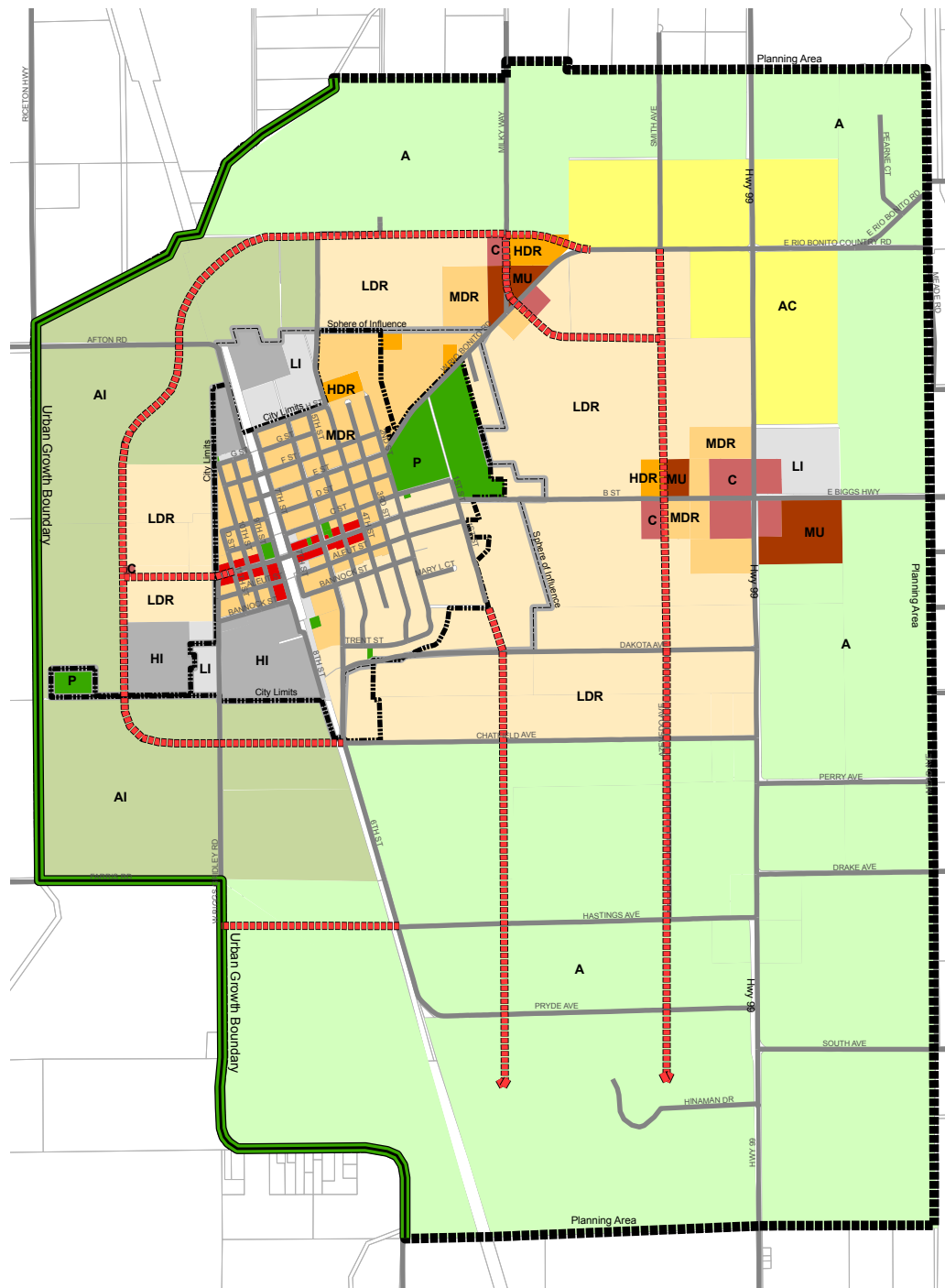


Butte County Deer Herd Migration Overlay Area
Figure 10-3

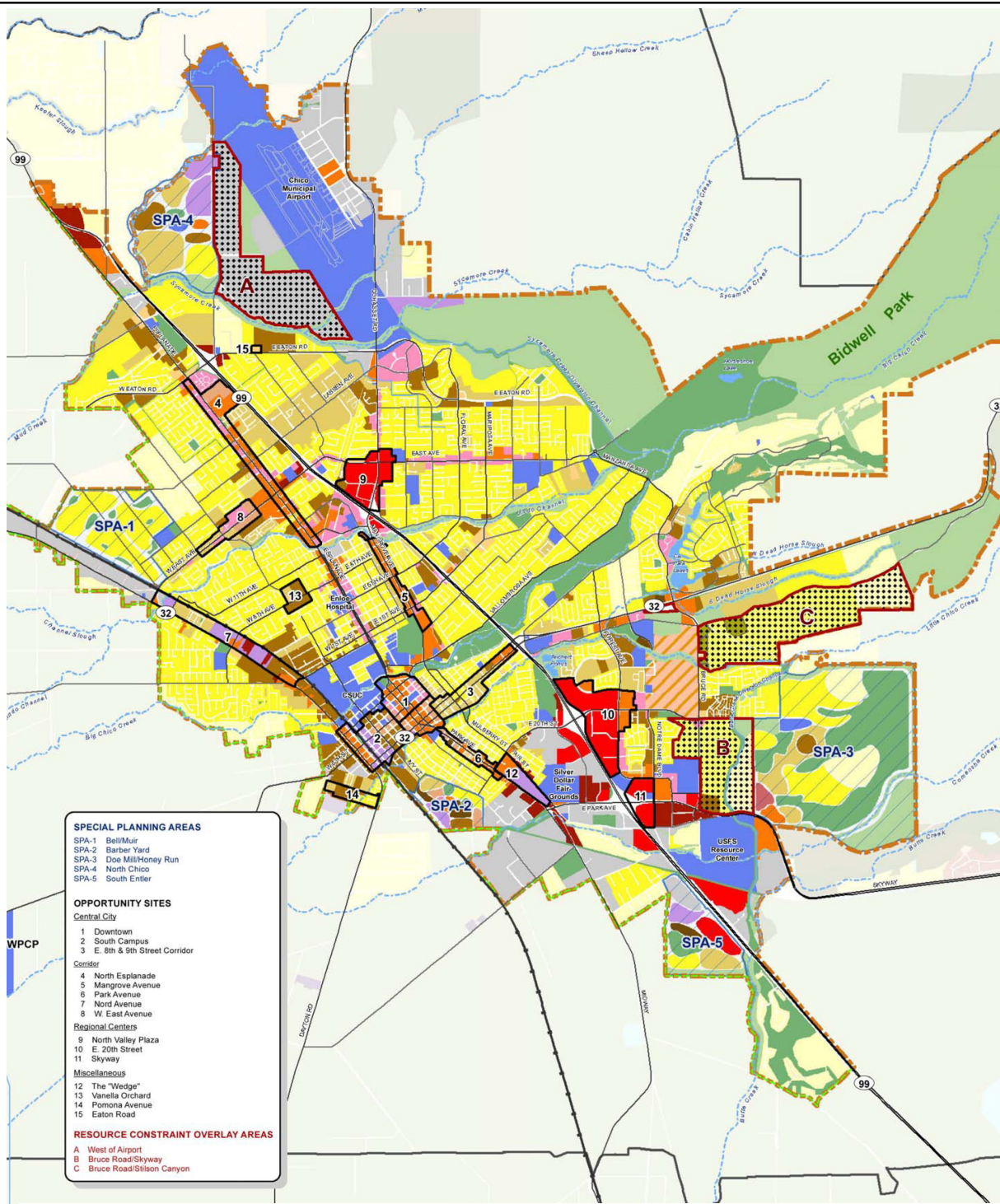


Butte County ALUCP Zones
Figure 10-4





- | | | |
|-----------------------|-----------------------|----------------------------------|
| City Limits | A - Agriculture | DMU - Downtown Mixed-Use |
| SOI | AC - Ag Commercial | C - Commercial |
| Planning Area | AI - Ag Industrial | HDR - High Density Residential |
| Proposed Road | LI - Light Industrial | MDR - Medium Density Residential |
| Urban Growth Boundary | HI - Heavy Industrial | LDR - Low Density Residential |
| Potential RR Crossing | MU - Mixed Use | P - Public |



Chico General Plan Land Use Map
Figure 10-7

- **Very Low Density Residential.** This designation permits single-family homes at rural densities of 0.2 to 2 dwelling units per acre.
- **Low Density Residential.** This designation permits single-family homes and duplexes at densities of 2.1 to 7 dwelling units per acre.
- **Medium Density Residential.** This designation permits single-family homes, duplexes, apartments, townhomes, and condominiums at densities of 7.1 to 14 units per acre.
- **Medium-High Density Residential.** This designation permits multi-family homes at densities of 14 to 22 dwelling units per acre.
- **High Density Residential.** This designation permits multi-family homes at densities of 20 to 70 dwelling units per acre.
- **Residential Mixed Use.** This designation permits residential, commercial, and office uses at densities of 10 to 20 dwelling units per acre and a maximum FAR of 2.5.
- **Neighborhood Commercial.** This designation permits a mix of uses including residential, commercial, and office at densities of 6 to 22 dwelling units per acre and a FAR of 0.2 to 1.5.
- **Commercial Mixed Use.** This designation permits residential, commercial, and office uses at densities of 6 to 22 dwelling units per acre and a FAR of 0.25 to 1.
- **Commercial Service.** This designation permits commercial uses at a FAR of 0.2 to 0.5.
- **Regional Commercial.** This designation permits regional commercial uses at a FAR of 0.2 to 2.
- **Office Mixed Use.** This designation permits residential, office, and commercial uses at densities of 6 to 24 dwelling units per acre and a FAR of 0.3 to 2.
- **Industrial Office Mixed Use.** This designation permits light industrial and office as the predominate uses. Commercial and other support services are also allowed. The allowed FAR is 0.25 to 1.5. Live-work uses are also permitted as a special use at densities of 7 to 14 dwelling units per acre.
- **Manufacturing and Warehouse.** This designation permits industrial uses such as manufacturing and agricultural processing at a FAR of 0.2 to 0.75.
- **Public Facilities and Services.** This designation permits public uses such as government offices, schools, airports, and hospitals. The maximum FAR is 1.
- **Special Mixed Use.** This designation encourages pedestrian-oriented neighborhoods at a residential density of 7 to 35 dwelling units per acre.
- **Special Planning Area.** This designation identifies growth areas that require additional planning.
- **Resource Constraint Overlay.** This overlay identifies significant environmental resources. Proposed development within this overlay is subject to additional studies to determine the permitted location and intensity of development.

City of Gridley

The City of Gridley General Plan consists of nine elements that were adopted in December 2009, and covers a planning period through 2030. The Plan designates land uses within the city limits, SOI, and a Planned Growth Area. The Planned Growth Area, north of the city limits, is where the majority of

new growth is expected to occur. The general plan includes policies that promote a safe and healthy living environment, provide adequate and well-maintained public facilities and services, maintain a rural atmosphere, preserve agricultural land, provide jobs, maintain the quality of life, and minimize restrictions on the use of private property.

The Gridley General Plan land use map is shown in Figure 10-8 and includes the following land use designations:

- **Agriculture.** This designation permits large- and small-scale agricultural uses.
- **Agricultural Industrial.** This designation permits manufacturing, storage, processing, and other similar uses that support agriculture. The maximum lot coverage for this designation is 80%.
- **Open Space.** This designation provides for habitat protection, passive recreation, bicycle/pedestrian pathways, landscape buffers, community gardens, and other similar uses.
- **Park.** This designation permits active and passive recreation with a maximum lot coverage of 20%.
- **Residential, Very Low Density.** This designation permits single-family homes and second units on large lots at densities of 0.5 to 2 dwelling units per acre.
- **Residential, Low Density.** This designation permits single-family homes and second units at densities of 2 to 4 dwelling units per acre.
- **Residential, Medium Density.** This designation permits single-family homes, attached homes, second units, duplexes, and other similar uses at densities of 5 to 8 dwelling units per acre.
- **Residential, High Density 1.** This designation permits small-lot single-family homes, attached units, duplexes, apartments, condominiums, and townhomes at densities of 9 to 15 dwelling units per acre.
- **Residential, High Density 2.** This designation permits single-family homes, duplexes, apartments, condominiums, townhomes, and other similar uses at densities of 15 to 30 dwelling units per acre.
- **Commercial.** This designation permits a range of commercial uses with a maximum lot coverage of 90%.
- **Neighborhood Center Mixed Use.** This designation permits retail, office, residential, and public and quasi-public uses with a maximum lot coverage of 90%.
- **Downtown Mixed Use.** This designation permits commercial, office, public and quasi-public, and residential uses with a maximum lot coverage of 100%. Residential units are permitted at densities of 10 to 30 units per acre.
- **Industrial.** This designation permits light industrial uses with a maximum lot coverage of 80%.
- **Public.** This designation permits public and quasi-public uses at a maximum lot coverage of 60%.
- **Urban Reserve.** This overlay indicates where future development is anticipated beyond the 2030 horizon of the Gridley General Plan.

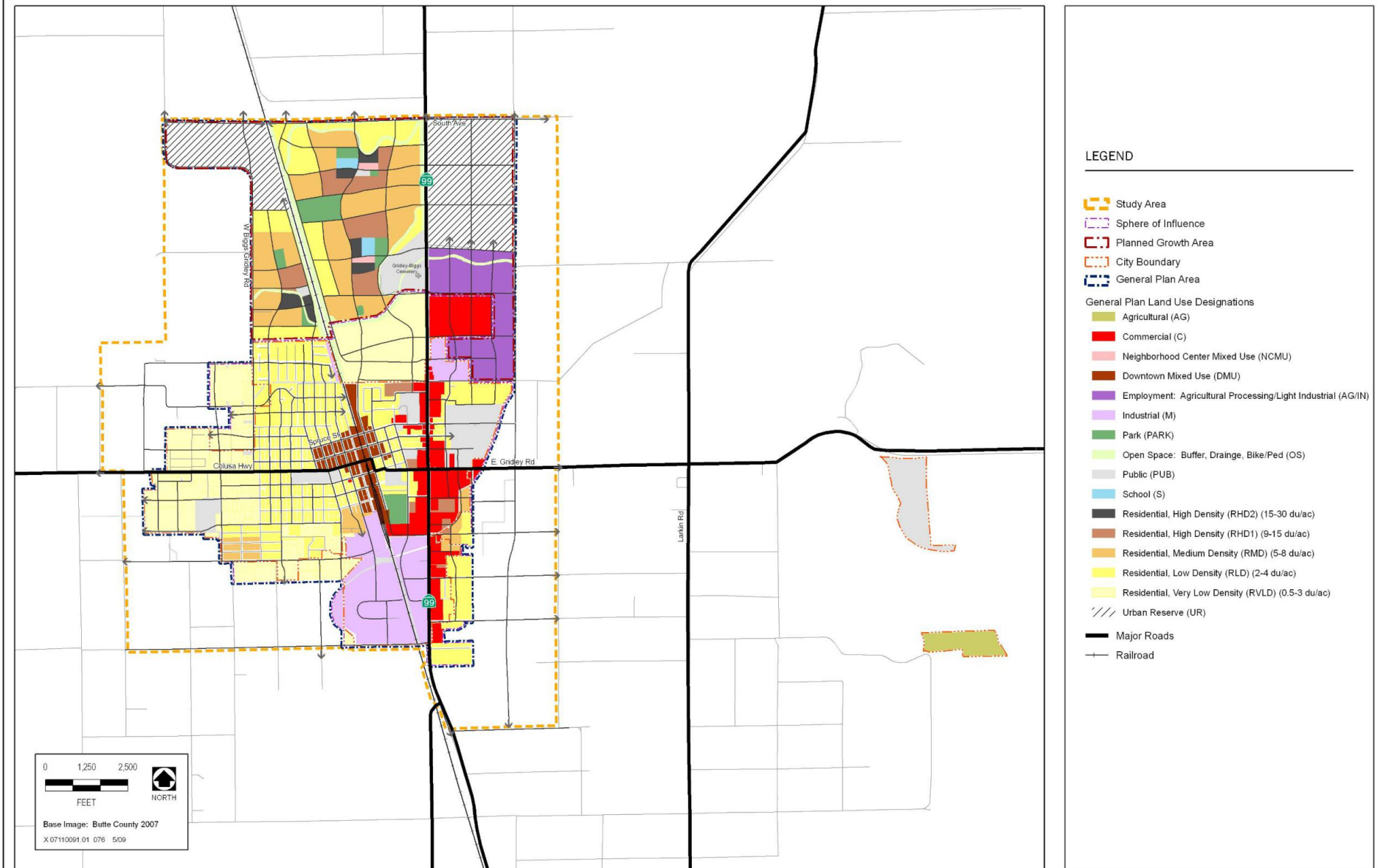


Figure 10-8
Gridley General Plan Land Use

City of Oroville

The City of Oroville adopted an updated General Plan in June 2009. The jurisdictional boundaries described in the general plan are the city limits, the SOI, and the Plan Area. The SOI is considered to be the ultimate service area of the City and the area that the City anticipates it will annex at some point in the future.

Additionally, the City of Oroville is preparing to initiate a targeted update of its 2030 General Plan. This update will serve to adjust Oroville's General Plan to both changing economic circumstances and to new trends in development and transportation. Specifically, the targeted General Plan Update will seek to: adjust Oroville's SOI; review and revise existing mixed-use designations in outlying areas; calibrate land uses in the community of Thermalito; support complete streets and walkability; spur economic development; and ensure the 2030 General Plan is compliant with recent State statutes and directives.

The targeted update of the Oroville 2030 General Plan will leave intact its guiding principles, which address livability, enhanced mobility, a vibrant local economy, natural resources and the environment, recreation, community infrastructure, health and safety, and an involved citizenry.

The Oroville 2030 General Plan land use map is shown in Figure 10-9 and includes the following land use designations:

- **Resource Management.** This designation is applied to areas that are primarily devoted to agricultural use, including grazing, crop production, and animal husbandry, and to areas that may contain significant resources, such as wetlands.
- **Environmental Conservation and Safety.** This designation denotes areas with significant wildlife habitat and/or physical development constraints. No subdivisions of land are permitted for properties completely covered by an Environmental Conservation and Safety designation unless acceptable evidence is provided by the developer which demonstrates that the classification is not appropriate for the entire site. The Environmental Conservation and Safety overlay allows for one residential unit on each existing legal parcel, provided there are suitable building site(s).
- **Parks and Recreation.** This designation allows public parks, golf courses, and other appropriate recreational uses.
- **Rural Residential Density.** This designation encourages large lot development with a rural character, generally on the urban edge, at densities of up to 0.2 dwelling units per net acre (i.e. one unit for every 5 acres).
- **Very Low Density Residential.** This designation permits single-family homes at densities of 0.2 to 1 dwelling unit per net acre.
- **Low Density Residential.** This designation allows single-family homes at densities of 1 to 3 dwelling units per net acre.
- **Medium Low Density Residential.** This designation permits single-family detached homes on ¼-acre lots at densities of 3 to 6 dwelling units per net acre.
- **Medium Density Residential.** This designation permits small-lot single-family attached homes, duplexes, and townhomes at densities of 6 to 14 dwelling units per net acre.

- **Medium High Density Residential.** This designation permits townhomes and apartments at densities of 14 to 20 dwelling units per net acre.
- **High Density Residential.** This designation permits townhouses, apartments, and condominiums at 20 to 30 units per net acre.
- **Mixed Use.** This designation permits a mix of residential, commercial, and offices uses at densities of 10 to 30 dwelling units per net acre and a maximum FAR of 0.4.
- **Retail and Business Services.** This designation permits business activities that offer goods and services to the community and allows for a maximum FAR of 0.4, except in the Historic Downtown where an FAR of 2 is allowed.
- **Office.** This designation permits business and professional uses to be developed with a maximum FAR of 0.4.
- **Industrial.** This designation permits general manufacturing at a maximum FAR of 0.4.
- **Airport Business Park.** This designation allows for light manufacturing, limited industrial, food processing, wholesale trade, and offices. Retail businesses and public services are permitted to a lesser extent and would generally be allowed as an accessory use. The allowed FAR ranges from 0.2 to 0.35.
- **Public Facilities and Services.** This designation permits schools, governmental offices, airports, and other facilities that have a unique public character.
- **State Water Project.** This designation refers to land areas of the State-owned Oroville-Thermalito Complex.
- **Unique Agriculture Overlay.** This designation allows agricultural support and specialty agriculture uses to protect and promote small-scale agriculture, regardless of whether such uses are allowed in the underlying designation. Such uses include wineries, road-side stands, farm-based tourism, and ancillary restaurants and/or stores.
- **Oro Bay Specific Plan Area.** The Oro Bay Specific Plan will determine the mix of uses that will occur on this 409-acre site. This Specific Plan will limit development to not more than 2,400 dwelling units of mixed residential types. Commercial areas for this Specific Plan are limited to 5 acres of Retail and Business Serving designation to be located along the Highway 162 frontage. The Specific Plan will specify a maximum permissible FAR of 0.4 for the proposed retail use.
- **Rio d'Oro Specific Plan Area.** The Rio d'Oro Specific Plan will determine the mix of uses that will occur on this 647-acre site. This Specific Plan will limit development to not more than 2,700 dwelling units of mixed residential types. Commercial areas for this specific plan are limited to 30 acres of Retail and Business Serving designation to be located along the northern portion of the Specific Plan area. The Specific Plan will specify a maximum permissible FAR of 0.4 for the proposed retail use.
- **South Ophir Specific Plan Area.** The South Ophir Specific Plan will determine the mix of uses that will occur on this 784-acre site. A primary goal of the Specific Plan will be to provide a mix of uses that includes a business/technology park complex for clean industry. The amount of development to be included in this area is not outlined in the Oroville General Plan.